

Narrative

General Information

County Name: **Dubois County**

Person Performing Ratio Study: **Jon Lawson**

Contact Information: **812-890-8323, jon.lawson@tylertech.com**

Vendor Name (If Applicable): **Tyler Technologies**

Additional Contacts (For purposes of the ratio study): **Angie Giesler**

Sales Window (e.g. 1/1/18 to 12/31/18): **1/1/19 to 12/31/19**

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment. **Only 2019 sales were used.**

Groupings

In the space below, please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

*****Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department*****

Residential Improved– 10 groups. Hall and Harbison Townships were combined with Columbia. These areas are similar because they have comparable economic factors, are mostly rural un-platted land, and have mostly similar sized houses. These townships make up the northern portion of the County. Over 35% of the parcels within these areas are Agricultural and they make up 25% of the Agricultural parcels in the County. All other areas had enough sales to stand alone.

Residential Vacant– 3 groups. Bainbridge and Madison Townships were grouped together because they share a school district and are comparable in terms of economic factors. Boone, Cass, Columbia, Ferdinand, Hall, Harbison, Jackson, Jefferson, and Marion Townships were all grouped together. Given the number of sales in these townships, we grouped them together so we could review land rates on more than a few sales in a given area. These areas are similar economically because they are predominately rural in nature, and small towns scattered throughout. Patoka Township had enough sales to stand alone.

Commercial & Industrial Improved & Vacant– 2 groups. Bainbridge, which encompasses Jasper, had enough to stand alone. This is the highest concentration of commercial properties in the county. Boone, Cass, Columbia, Ferdinand, Hall, Harbison, Jackson, Jefferson, Madison, Marion, and Patoka Townships were grouped together for the Commercial and Industrial properties when developing trend factors, since the construction types and sizes of these properties are very similar. We have adjusted building factors within Commercial and Industrial neighborhoods that bring us closer to a market value. There are very few Commercial and Industrial vacant land sales due to the fact that most of the land for sale in Dubois County is in row crop. For this reason we did group the Commercial Industrial Improved and Vacant sales into one study group.

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation					
Commercial Improved	Ferdinand Township	<p>Two parcels caused a 32%, or \$7,907,100, increase in Ferdinand. One parcel, 19-15-28-400-054.006-008, changed from commercial vacant to commercial improved resulting in a \$6,032,200 increase to commercial improved.</p> <p>One parcel, 19-15-20-400-005.004-008, had new construction that resulted in a \$944,100 new commercial improved value.</p>					
Commercial Vacant	<p>Ferdinand Township</p> <p>Madison Township</p>	<p>One parcel caused a 34%, or \$373,500, decrease in Ferdinand. 19-15-28-400-054.006-008 changed from commercial vacant to commercial improved, resulting in \$226,800 decrease to commercial vacant.</p> <p>Three parcels caused a 47%, or \$137,600, decrease in Madison. Three parcels changed from commercial vacant to commercial improved resulting in \$187,700 decrease to commercial vacant value. Those parcels are listed below.</p> <table border="1" data-bbox="732 865 1122 993"> <tr> <td>19-05-24-100-005.007-016</td> </tr> <tr> <td>19-06-19-401-204.000-016</td> </tr> <tr> <td>19-06-20-203-510.000-016</td> </tr> </table>	19-05-24-100-005.007-016	19-06-19-401-204.000-016	19-06-20-203-510.000-016		
19-05-24-100-005.007-016							
19-06-19-401-204.000-016							
19-06-20-203-510.000-016							
Industrial Improved							
Industrial Vacant	<p>Ferdinand Township</p> <p>Madison Township</p> <p>Patoka Township</p>	<p>Three parcels caused a 13%, or \$124,300, decrease in Ferdinand. The land rate for industrial undeveloped useable land was decreased due to recent sales which cause the below three parcels to decrease \$103,700.</p> <table border="1" data-bbox="732 1192 1062 1320"> <tr> <td>19-15-32-100-001.009-008</td> </tr> <tr> <td>19-15-32-100-015.007-008</td> </tr> <tr> <td>19-15-28-200-008.002-008</td> </tr> </table> <p>Two parcels caused a 27%, or \$66,500, increase in Madison. 19-06-19-401-320.000-016 changed from industrial improved to industrial vacant creating \$35,300 in new industrial vacant value. 19-06-19-401-318.000-016 changed from residential vacant to industrial vacant creating \$19,700 in new industrial vacant value.</p> <p>3 parcels caused a 39%, or \$535,000, increase in Patoka. Two parcels changed from industrial improved to industrial vacant creating, \$382,100 in new industrial vacant value. Those parcels are listed below.</p> <table border="1" data-bbox="732 1675 1068 1759"> <tr> <td>19-11-34-202-304.000-020</td> </tr> <tr> <td>19-11-34-203-120.000-020</td> </tr> </table> <p>19-11-27-400-067.000-020 changed from residential vacant to industrial vacant creating \$28,900 in new industrial vacant value.</p>	19-15-32-100-001.009-008	19-15-32-100-015.007-008	19-15-28-200-008.002-008	19-11-34-202-304.000-020	19-11-34-203-120.000-020
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19-15-32-100-015.007-008							
19-15-28-200-008.002-008							
19-11-34-202-304.000-020							
19-11-34-203-120.000-020							
Residential Improved	Boone Township	<p>Sixteen parcels caused a 10%, or \$5,109,300 increase in Boone. Seven parcels were changed from agricultural improved to residential improved resulting in \$1,291,000 in new residential improved value. Those parcels are listed below.</p>					

		<p>19-03-29-300-014.001-003</p> <p>19-04-25-100-005.000-003</p> <p>19-05-01-400-029.003-003</p> <p>19-05-01-400-029.004-003</p> <p>19-05-01-400-033.000-003</p> <p>19-05-10-100-001.003-003</p> <p>19-06-10-300-023.001-003</p>	
		<p>Nine parcels were changed from residential vacant to residential improved resulting in \$1,441,800 in new residential improved value. Those parcels are listed below.</p> <p>19-04-22-300-002.015-003</p> <p>19-06-07-300-024.001-003</p> <p>19-06-07-800-002.004-003</p> <p>19-06-10-300-029.083-022</p> <p>19-06-10-300-029.084-022</p> <p>19-06-10-300-029.085-022</p> <p>19-06-10-300-029.086-022</p> <p>19-06-10-300-029.087-022</p> <p>19-06-10-300-029.088-022</p>	
	<p>Madison Township</p>	<p>Twenty-five parcels caused a 10%, or \$21,015,300, increase in Madison. Thirteen parcels were changed from agricultural improved to residential improved resulting in \$2,963,600 in new residential improved value. Those parcels are listed below.</p> <p>19-05-14-400-022.001-016</p> <p>19-05-23-300-012.001-016</p> <p>19-05-27-200-008.001-016</p> <p>19-06-17-400-039.000-016</p> <p>19-06-30-100-014.000-016</p> <p>19-06-32-100-005.000-021</p> <p>19-11-05-400-001.001-016</p> <p>19-11-05-400-034.000-016</p> <p>19-11-06-100-002.000-016</p> <p>19-12-01-300-009.001-016</p> <p>19-12-10-100-001.004-016</p> <p>19-12-12-100-002.001-016</p> <p>19-12-12-100-003.002-016</p>	
		<p>Twelve parcels were changed from residential vacant to residential improved resulting in \$2,952,000 in new residential improved value. Those parcels are listed below.</p> <p>19-05-22-400-011.002-016</p> <p>19-05-26-200-010.001-016</p> <p>19-06-31-400-016.000-016</p> <p>19-06-32-100-006.070-021</p> <p>19-06-32-100-006.080-021</p> <p>19-06-32-100-006.081-021</p> <p>19-06-32-100-006.082-021</p>	

	<p>Madison Township</p>	<p>Fourteen parcels caused a 10%, or \$284,500, increase in Madison. Five parcels changed from agricultural vacant to residential vacant resulting in a \$121,500 increase to residential vacant. Those parcels are listed below.</p> <table border="1"> <tr><td>19-06-17-300-024.034-016</td></tr> <tr><td>19-06-19-200-024.000-016</td></tr> <tr><td>19-06-20-200-015.004-016</td></tr> <tr><td>19-06-29-300-028.022-016</td></tr> <tr><td>19-06-32-400-031.009-021</td></tr> </table> <p>Nine parcels are splits / new parcels for this year that resulted in a \$131,000 increase to residential vacant. Those parcels are listed below.</p> <table border="1"> <tr><td>19-05-23-300-014.001-016</td></tr> <tr><td>19-06-17-500-015.003-016</td></tr> <tr><td>19-06-29-100-011.009-016</td></tr> <tr><td>19-06-32-900-018.006-016</td></tr> <tr><td>19-11-06-100-004.003-016</td></tr> <tr><td>19-11-06-100-010.002-016</td></tr> <tr><td>19-11-06-100-010.003-016</td></tr> <tr><td>19-11-06-100-010.004-016</td></tr> <tr><td>19-11-06-100-011.001-016</td></tr> </table>	19-06-17-300-024.034-016	19-06-19-200-024.000-016	19-06-20-200-015.004-016	19-06-29-300-028.022-016	19-06-32-400-031.009-021	19-05-23-300-014.001-016	19-06-17-500-015.003-016	19-06-29-100-011.009-016	19-06-32-900-018.006-016	19-11-06-100-004.003-016	19-11-06-100-010.002-016	19-11-06-100-010.003-016	19-11-06-100-010.004-016	19-11-06-100-011.001-016
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19-11-06-100-011.001-016																

Cyclical Reassessment

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment.

We reviewed within the taxing districts of Bainbridge Township, Jasper City, Boone Township, Jasper Boone, Madison Township, Jasper Madison, and Huntingburg City, which you will see reflected in the workbook.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

We plan to complete the land order in Phase 4 of the cyclical reassessment. However, we do review land rates and neighborhood delineation yearly while reviewing vacant land sales.

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor’s office, or any other information deemed pertinent.

Overall, even with the large Agricultural rate decrease, we noticed an increase in assessed value and market activity within Dubois County. This coincides with an increased amount of new construction. There were several neighborhoods being developed, which resulted in a lot of developer discount being removed as the lots sold. This was most specifically the scenario in Patoka Township where almost all the vacant land sales this year were related to new development, and this is reflected in the unusually low coefficient of dispersion. For all properties both outside and within our review areas, we applied factor adjustments and land rate adjustments where necessary to meet IAAO standards. Any areas that didn’t have a fair representation of

sales were combined with an adjoining area of similar economic factors so that we could draw a more definitive representation of the market.